

**Regular Meeting  
Jasper Plan Commission  
August 2, 2006**

President Rick Gunselman called the Regular Meeting of the Jasper Plan Commission to order at 7:30 p.m. Secretary Butch Schitter took roll call as follows:

Rick Gunselman, Pres.	-Present	Patrick Lottes	-Present
Jim Schroeder, V.P.	-Present	Lloyd Martin	-Present
Butch Schitter, Sec.	-Present	Randy Mehringer	-Present
Tim Bell	-Present	Bob Wright	-Present
Bernita Berger	-Present	Dave Seger, Bld. Comm.	-Present
Chad Hurm, Eng.	-Present	Sandy Hemmerlein, Atty.	-Present
Norb Kreilein	-Present		

**PLEDGE OF ALLEGIANCE**

President Gunselman led the Pledge of Allegiance.

**APPROVAL OF THE MINUTES**

Minutes of the July 5, 2006 Regular Meeting were reviewed. Secretary Schitter made a motion to approve the minutes as mailed. Randy Mehringer seconded it. Motion carried 11-0.

**STATEMENT**

President Gunselman read the following statement. "We are now ready to begin the public hearings scheduled for this evening. With respect to tonight's meeting and public hearings, we are hereby incorporating by reference into the record of tonight's meeting and public hearings, City of Jasper Ordinance Number 1993-17, entitled "Zoning Ordinance of the City of Jasper, Indiana and its jurisdictional area" and any and all amendments thereto. Audio and videotapes of these proceedings are also incorporated by reference into this evening's record."

**OLD BUSINESS**

Application of Todd Kerstiens, for secondary approval of a proposed plat of Brookstone II, a subdivision in Madison Township, Dubois County, Indiana, and all proposed necessary street and sewer profiles thereof.

Surveyor Ken Brosmer was present on behalf of Todd Kerstiens to request secondary approval of a proposed plat, Brookstone II. The proposed property is located west of County Road 400 W and south of Brookstone and Diamond Ridge Estates.

The public hearing was tabled, since receiving primary approval at the November 2005 meeting, to allow the developer to fill in the flood way area along Crooked Creek and receive approval by Division of Natural Resources (DNR).

As advised by Building Commissioner Dave Seger at the public hearing for primary approval, Mr. Brosmer said the lowest floor elevation is now noted on the plat, so the landowners will know what the lowest floor elevation is they have to build on. Also, a line is marked on the plat to caution the builders of the flood plain area.

The proposed property has since been annexed into the city, served by Ireland water, Huntingburg gas, REA electric and city sewer.

There were no remonstrators present. Secretary Schitter made a motion to close the public hearing. Lloyd Martin seconded it. Motion carried 11-0.

Secretary Schitter made a motion to grant secondary approval of a proposed plat, Brookstone II, consisting of 25 lots. Vice President Schroeder seconded it. Motion carried 11-0.

Application of Mark Brescher, as owner, and Robert Durcholz, as developer, for secondary approval of a proposed plat of Brookstone III, a subdivision in Jasper, Indiana, and all necessary street and sewer profiles thereof.

Surveyor Ken Brosmer was present on behalf of Bob Durcholz to request secondary approval of a proposed plat, Brookstone III. The proposed property is located west of County Road 400 W and south of Brookstone and Diamond Ridge Estates.

The public hearing was tabled, since primary approval was granted at the November 2005 meeting, to allow the developer to fill in the flood way area along Crooked Creek and receive approval by Division of Natural Resources (DNR).

The proposed property has since been annexed into the city, served by Ireland water, Huntingburg gas, REA electric and city sewer.

There were no remonstrators present. Norb Kreilein made a motion to close the public hearing. Bernita Berger seconded it. Motion carried 11-0.

Vice President Schroeder made a motion to grant secondary approval of a proposed plat, Brookstone III, consisting of 24 lots. Tim Bell seconded it. Motion carried 11-0.

Application of Patrick J. and Cynthia D. Gress for approval of a proposed plat of A Replat of Gress's First Addition and a Part of the Southwest Quarter of the Northeast Quarter of Section 29, Township 1 South, Range 5 West, a subdivision in Madison Civil Township, Dubois County, Indiana, and all proposed necessary road widening thereof.

Secretary Schitter made a motion to table the public hearing. City Engineer Hurm seconded it. Motion carried 11-0.

## **NEW BUSINESS**

Application of Madhava N. Patel for primary approval of a proposed plat of A Replat of Lots 3, 4 and 5 in a Replat of Columbus Container Industrial Park, a subdivision to the City of Jasper, Dubois County, Indiana, and all proposed necessary street and sewer profiles thereof.

Surveyor Ken Brosmer was present on behalf of Madhava Patel to request primary approval of A Replat of Lots 3, 4, and 5 in a Replat of Columbus Container Industrial Park. The proposed property is located south and west of the intersection of US 231 and County Road 100 S.

Mr. Brosmer said the request is strictly due to two of the lots being moved 15 feet. There are no other changes.

With no remonstrators present, Norb Kreilein made a motion to grant primary approval of A Replat of Lots 3, 4 and 5 in A Replat of Columbus Container Industrial Park. Randy Mehringer seconded it. Motion carried 11-0.

Application of Progressive Investment Company, LLC, Kevin P. Tretter as member for primary approval of a proposed plat of Saint Charles Development-Addition 1, a subdivision in Bainbridge Civil Township, Dubois County, Indiana.

Surveyor Ken Brosmer was present on behalf of Progressive Investment Company to request primary approval of a three-lot subdivision, Saint Charles Development-Addition 1. The proposed property is located south of Air Ride, on the east side of St. Charles Street, between Truman Road and Division Road.

The proposed property consists of approximately six acres of land, which was purchased from Best Chairs, Inc. and L & W. It is zoned I-1 (Light Industrial).

The street already meets industrial standards. The developer plans to extend sewer and water along St. Charles Street. Mr. Brosmer said there is a permanent retention area with three large pipes under the road where excess water will run into.

There were no remonstrators present. After some discussion, Secretary Schitter made a motion to grant primary approval of a three-lot subdivision, Saint Charles Development-Addition 1. Vice President Schroeder seconded it. Motion carried 11-0.

Tony and Audrey Habig – Exception to the Subdivision Control Ordinance under Section 17.04.110

Al Mehringer, of Kerstiens Homes & Designs, was present on behalf of Tony and Audrey Habig to request permission to build a second home on his property located between Dorbett and Emily Streets, south of 14<sup>th</sup> Street. The property is zoned R-2 (Residential).

Mr. Mehringer explained to the Board that the Habigs plan to build another home, more suitable for elderly. His daughter would live in the existing home.

All utilities will be run underground. Letters of approval are on file from the Gas & Water, Electric, and Wastewater Departments.

There were no remonstrators present. After some discussion, Randy Mehringer made a motion to allow and exception to the Subdivision Control Ordinance under Section 17.04.110; that no plat is required. Secretary Schitter seconded it. Motion carried 11-0.

Amendments to the Zoning Ordinance.

City Attorney Sandy Hemmerlein informed the Board there would be a public hearing at next month's meeting regarding some amendments to the Zoning Ordinance.

City Attorney Hemmerlein said the major change would be removing the language

that requires the Common Council to pass any amendment that received an unfavorable recommendation from the Plan Commission. The ordinance currently states a 75% majority. The State law requires only a majority vote.

All other changes would be to just “clean-up” the ordinance, taking out and/or replacing some of the language.

With no further discussion, Bob Wright made a motion to adjourn the meeting. Pat Lottes seconded it. The motion carried 11-0, and the meeting was adjourned at 8:22 p.m.

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Rick Gunselman, President

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A. “Butch” Schitter, Secretary

Kathy M. Pfister, Recording Secretary